

## Embden Planning Board – May 14, 2026

Members present were Ann Bridges, Randy Caldwell, George Arab and alternates Paula Sansouci and Myles Durkin. Also present were Charles Pease, CEO; Raymond S. Daskoski II, Mike Dolan, David Mercert, Dan Champany and Kelly Scott. The Vice Chairman Randy Caldwell in sit in place of Chairman Leo Mayo. It was noted that George Arab will fill the full time position vacated by Charles Pease. Myles Durkin has been appointed to fill the vacant alternate position but needs to be sworn in the by the Clerk. The Vice Chairman asked Paula to sit in place of Kelly Bragg.

The minutes was accepted as presented.

The secretary advised the Board that the joint meeting with the Selectmen has been postponed until after the end of the school year.

Citizens: Kelly Scott had several questions for the board concerning the solar array proposed solar array abutting her land which the Board responded to.

| Permit # | Issued to        | Construction Type                                                                                                                                                                                                                                                                                                                                                                                                                                      | Plumbing Permit # | Amt.              | TR #                   |
|----------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|------------------------|
| 3020     | David Mercer     | To construct 20' x 24' garage one story 20' high on concrete slab with attached 8' x 24' baker on posts; 275' HWM; site review completed 05/06/26; 768 Fahi Pond Road; Tax Map 035, Lot 006-001                                                                                                                                                                                                                                                        |                   | 48.00<br>\$120.00 | #260814-1<br>#260672-1 |
| 3021     | Kathy Harris     | To change roofline of addition to meet roofline of existing structure; Part of Sand Pond Shore; site review completed 05/06/26; 8 Fawn Drive; Tax Map 034, Lot 33                                                                                                                                                                                                                                                                                      |                   | \$100.00          | #260733-1              |
| 3022     | Steve Maki       | To remove existing 780 sq. ft deck and replace with 990 sq. ft. deck; part of Pine Bluff Estates; site review 05/06/26; 174 Pine Bluff Drive; Tax Map 007, Lot 001-009                                                                                                                                                                                                                                                                                 |                   | \$100.00          | #260669-1 p/o          |
| 3023     | David Parmigiane | to construct 40' x 40' garage two story 35' high on concrete slab and frost wall; 125+' HWM; site review 05/06/26; 1867 Embden Pond Road; Tax Map 026, Lot 014                                                                                                                                                                                                                                                                                         |                   | \$400.00          | #260693-1              |
| 3024     | Marie Johnson    | To raise camp and place on 4' frost wall and crushed stone; 28' HWM; to remove existing chimney and replace with window; to replace roof & raise peak from 17' to 20'; to place 14 yds. loan & 70 yds. gravel; received DEP Permit by Rule; CEO determined location of existing structure is the greatest possible extent; Soil erosion control to be in place prior to earth work; site review complete 05/06/26; 4 Eagle Drive; Tax Map 021, Lot 012 |                   | \$100.00          | #260783-1 p/o          |

The Board next reviewed the information supplied by Embden Solar, LLC concerning their application for a solar array to be located on the Kennebec River

Road. The Board determined that all of the requirements of the solar ordinance had been met and that the Selectmen can proceed with the public hearing date of June 18, 2026 at 6:30 p.m. at the Embden Community Center.

The CEO asked the Board if it would be possible to change the date of the planning board meeting or the date for the cutoff of accepting applications. The secretary indicated that it would be better to change the cutoff date for accepting application to the third Thursday of the month at 3 p.m. instead of the 4<sup>th</sup> Thursday. The CEO was in agreement with this change. This would give him an opportunity to do a site review and review documents submitted to determine whether the application was complete or not and avoid having the board table an application for lack of information.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:59 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary